

**Certificate of Notice Page 1 of 4**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Elena Sklyar  
 Debtor

Case No. 19-11308-jkf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: John  
 Form ID: pdf900

Page 1 of 2  
 Total Noticed: 13

Date Rcvd: Jul 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 21, 2019.

cr +BANKRUPTCY GROUP, MS CITY OF PHILADELPHIA LAW DEPA, 1401 JOHN F. KENNEDY BLVD., 5TH FLOOR,  
 PHILADELPHIA, PA 19102-1617  
 cr +Quaint Oak Bank, Stark & Stark, 993 Lenox Drive, Bldg. 2, Lawrenceville, NJ 08648-2316  
 cr +Selene Finance, LP, as servicer for Laelia, LLC, i, c/o Weinstein & Riley, P.S.,  
 11101 West 120th Avenue #280, Broomfield, CO 80021-2756  
 cr +Steward Financial Services, 993 Lenox Drive, Bldg. 2, Lawrenceville, NJ 08648-2316  
 cr +Ukrainian Selfreliance Federal Credit Union, c/o Dana S. Plon, Esquire,  
 Sirlin Lesser & Benson, P.C., 123 South Broad Street, Suite 2100,  
 Philadelphia, PA 19109-1042  
 14321366 +Selene Finance LP as, servicer for Laelia, LLC, c/o Rebecca A. Solarz, Esq.,  
 701 Market St., Suite 5000, Philadelphia, PA 19106-1541

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

db +E-mail/Text: SAGEINCOMETAX@GMAIL.COM Jul 20 2019 03:11:10 Elena Sklyar,  
 19 Carmelita Drive, Richboro, PA 18954-1329  
 smg E-mail/Text: megan.harper@phila.gov Jul 20 2019 03:10:47 City of Philadelphia,  
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
 Philadelphia, PA 19102-1595  
 smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jul 20 2019 03:09:56  
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
 Harrisburg, PA 17128-0946  
 smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jul 20 2019 03:10:45 U.S. Attorney Office,  
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
 cr +E-mail/PDF: gecsed@recoverycorp.com Jul 20 2019 03:20:39 Synchrony Bank,  
 c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
 14324194 +E-mail/Text: bkteam@selenefinance.com Jul 20 2019 03:09:43 Laelia, LLC,  
 c/o Selene Finance, 9990 Richmond Ave, Suite 400 South, Houston, TX 77042-4546  
 14281957 +E-mail/Text: bkteam@selenefinance.com Jul 20 2019 03:09:44 Selene Finance,  
 9990 Richmond Ave., Suite 400 North, Houston, TX 77042-4546

TOTAL: 7

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 21, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 19, 2019 at the address(es) listed below:

DANA S. PLON on behalf of Creditor Ukrainian Selfreliance Federal Credit Union  
 dplon@sirlinlaw.com  
 DANIELLE BOYLE-EBERSOLE on behalf of Creditor Wilmington Savings Fund Society, FSB, d/b/a  
 Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust c/o  
 Rushmore Loan Management Services debersole@hoflawgroup.com, pfranz@hoflawgroup.com  
 DANIELLE BOYLE-EBERSOLE on behalf of Creditor MTGLQ Investors, LP c/o Rushmore Loan  
 Management Services debersole@hoflawgroup.com, pfranz@hoflawgroup.com  
 JENNIFER D. GOULD on behalf of Creditor Quaint Oak Bank jgould@stark-stark.com,  
 mdepietro@stark-stark.com;lsciscio@stark-stark.com  
 JENNIFER D. GOULD on behalf of Creditor Steward Financial Services jgould@stark-stark.com,  
 mdepietro@stark-stark.com;lsciscio@stark-stark.com  
 JON M. ADELSTEIN on behalf of Debtor Elena Sklyar jadelstein@adelsteinkaliner.com,  
 jsbamford@adelsteinkaliner.com  
 LISA CANCANON on behalf of Creditor Selene Finance, LP, as servicer for Laelia, LLC, its  
 successors and/or assigns LisaC@w-legal.com  
 MICHAEL H KALINER on behalf of Debtor Elena Sklyar mhkaliner@gmail.com, pa35@ecfcbis.com

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The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)  
system (continued)

PAMELA ELCHERT THURMOND on behalf of Creditor BANKRUPTCY GROUP, MS CITY OF PHILADELPHIA LAW  
DEPARTMENT TAX & REVENUE UNIT pamela.thurmond@phila.gov, karenablaylock@phila.gov  
REBECCA ANN SOLARZ on behalf of Creditor Laelia, LLC bkgroup@kmlawgroup.com  
SCOTT WATERMAN on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) ECFmail@fredreiglechl3.com,  
ecf\_frpa@trusteel3.com  
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf\_frpa@trusteel3.com  
United States Trustee USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 13

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA (PHILADELPHIA)**

In re:  
ELENA SKLYAR  
DEBTOR.

Case # 19-11308-jkf

Chapter: 13

SELENE FINANCE, LP, AS SERVICER FOR  
LAELIA, LLC, ITS SUCCESSORS AND/OR  
ASSIGNS

MOVANT,

v.

ELENA SKLYAR  
DEBTOR,

KOSTYANTIN SKLYAR, AND DEVISEE(S) OF  
THE ESTATE OF KOSTYANTIN SKLYAR,  
CO-DEBTOR,

AND

SCOTT WATERMAN,  
TRUSTEE.

RESPONDENTS.

**HEARING DATE:**

**July 17, 2019 at 09:30 AM**

**LOCATION:**

U.S. Bankruptcy Court  
Robert N.C. Nix, Sr. Federal Courthouse  
Courtroom #  
900 Market Street  
Philadelphia, PA 19107

**ORDER MODIFYING §362 AND §1301 AUTOMATIC STAY**

**NOW**, this 18th day of July, 2019, at ~~PHILADELPHIA~~, upon Motion of Selene Finance, LP, as servicer for Laelia, LLC, its successors and/or assigns ("Movant"), it is:

**ORDERED AND DECREED**, that Relief from the Automatic stay and Co-Debtor stay of all proceedings, as provided under 11 U.S.C. §362 and §1301 are granted with respect to **66 Choctaw Drive, Pocono Lake, Pennsylvania 18347** (the "Property") (as more fully set forth in the legal description attached to the Mortgage of record granted against the Property), as to Movant, its successors or assignees to proceed with enforcement of all rights Movant has under state and federal law concerning the Property; and it is further

**ORDERED** that the relief granted by this order shall be effective immediately and shall not be subject to the 14-day period set forth in Bankruptcy Rule 4001(a)(3) of the Federal Rules of Bankruptcy Procedure.

**ORDERED** that Order be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code.



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Honorable Jean K. FitzSimon  
United States Bankruptcy Judge

Copies to:

Elena Sklyar  
19 Carmelita Drive  
Richboro, PA 18954

Kostyantyn Sklyar,  
and Devises of The Estate of Kostyantyn Sklyar  
19 Carmelita Drive  
Richboro, PA 18954

Jon M. Adelstein  
Penn's Court  
350 South Main Street, Suite 105  
Doylestown, PA 18901

Michael H Kaliner  
Michael H. Kaliner Trustee  
350 South Main Street, Suite 105  
Doylestown, PA 18901

Scott Waterman  
Chapter 13 Trustee  
2901 St. Lawrence Ave.  
Suite 100  
Reading, PA 19606

United States Trustee  
Office of the U.S. Trustee  
833 Chestnut Street  
Suite 500  
Philadelphia, PA 19107